

SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG 3E., W.M.
ISLAND COUNTY, WASHINGTON.

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RESTRICTIONS CONTINUED

- (9) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAIN-DRIVE DRAINAGE MAY BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT. NO ALTERATION OF THE ACCESS POINTS OR OTHER ROADSIDE DRAINAGE SYSTEM IS PERMITTED WITHOUT APPROVAL OF THE ISLAND COUNTY ROADS DEPARTMENT.
- (10) THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - POWER EASEMENT AF NO 29716 (UNINSURABLE)
 - ACCESS AND UTILITY EASEMENT AF NO 303396
 - WATERLINE EASEMENT AF NO 88016031 (UNINSURABLE)
 - NAPA EASEMENT AF NO 98017238
 - PUD/VERTIZON EASEMENT AF NO 4085089 (UNINSURABLE)
- (11) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
 1. A WATER AFFIDAVIT VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
 2. A SEWAGE DISPOSAL SYSTEM PERMIT MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- (12) THE EMERGENCY ACCESS EASEMENT ACROSS LOTS 9, 10 & 13 AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE USE OF EMERGENCY VEHICLES TO ACCESS THE ADDONING FIRE HYDRANT.
- (13) THE ACCESS EASEMENT ACROSS LOT 12 AND TRACT C AS SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO LOT 13 FOR ACCESS AND UTILITIES.

OFFSITE DRAINFIELDS

- (1) PARCEL 1 GRANTOR - PORTIONS OF LOTS 9, 12 AND TRACT C AS SHOWN HEREON.
- (2) PARCEL 11 GRANTEE - LOTS 2, 3, 6, 7 & 13
- (3) IT IS THE PURPOSE OF THESE GRANTS AND COVENANTS TO PREVENT CERTAIN PRACTICES, HERETOFORE ENUMERATED IN THE LIST OF SAID GRANTOR(S) LAND, WHICH MIGHT BE DETERIOROUS AND INJURIOUS TO THE PUBLIC HEALTH, SAFETY AND WELFARE.
- (4) NOW, THEREFORE, THE GRANTOR(S) AGREES(THAT SAID GRANTOR(S) HEIRS, SUCCESSORS AND ASSIGNS WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED UPON THE SAID LAND OF THE GRANTOR(S) DESCRIBED

(1) PARCEL / GRANTOR - PORTIONS OF LOTS 9, 12 AND TRACT C AS SHOWN HEREON

(1) TRACTS A, B, C & D SHALL BE OWNED, MAINTAINED AND USED IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED

(2) OPEN SPACE HAS BEEN ESTABLISHED IN ACCORDANCE WITH ICC 17.03.180.S. FUTURE DEVELOPMENT WILL NOT REQUIRE THE RECORDING OF ADDITIONAL OPEN SPACE. LANDSCAPING, SCREENING, AND ALL OTHER NON-RESIDENTIAL DEVELOPMENT REGULATIONS AS REQUIRED BY ICC 17.03.180 SHALL STILL APPLY.

(3) NO VARIANCE OF ISLAND COUNTY SETBACK REQUIREMENTS SHALL BE GRANTED FOR LOTS 1-7 AND 9-12.

4) APPLICANT AND APPLICANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT 1) THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN THE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR A SURFACE MINING OPERATION, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE; 2) A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR ON THESE LANDS THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL, AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL, SURFACE MINING, OR FOREST PRACTICES; 3) FOR MINERAL LANDS THESE ACTIVITIES MAY INCLUDE MINING, EXPOSITION, SCREENING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS; AND 4) THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE, UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY. BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER RCW 7.48.005.

(4) THE OFF-ITE PROPERTY OWNERS OF PARCEL II (GRANTEES) ARE RESPONSIBLE FOR THE PROPER OPERATING AND MAINTAINING THE OSS (ON-SITE SEWAGE SYSTEM), AND THE ENTIRE LENGTH OF SEWAGE TRANSPORT LINE BETWEEN PARCEL I AND PARCEL II, AND SHALL:

(a) DETERMINE THE LEVEL OF SOLIDS AND SCUM IN THE SEPTIC TANK AND PUMP CHAMBER (IF APPLICABLE) ONCE EVERY THREE YEARS;

(b) EMPLOY AN APPROVED PLUMBER TO REMOVE THE SEPTAGE FROM THE TANK(S) WHEN THE LEVEL OF SOLIDS AND SCUM INDICATES THAT REMOVAL IS NECESSARY. THE SEPTIC TANK SHALL BE PUMPED WHEN THE TOTAL AMOUNT OF SOLIDS EQUALS OR EXCEEDS

- (5) EACH RESIDENTIAL LOT DEVELOPMENT SHALL INSTALL STORMWATER CONTROL FACILITY (DRENCH) AS PER DETAILS SHOWN ON THE APPROVED STORMWATER PLAN.
- (6) DEVELOPMENT OF EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROLS TO PREVENT TRANSPORT OF SEDIMENT INTO THE ROADSIDE SHOULDER/STORMWATER SYSTEM.
- (7) DIRECT VEHICULAR ACCESS FROM LOTS 1-7 AND 9-13 TO BARTLE DRIVE IS RESTRICTED TO THE APPROVED LOCATIONS SHOWN HEREON.

FILED FOR RECORD AT THE REQUEST OF MARKE HAYES THIS 23 DAY OF June
 2005 AT 3:25 MINUTES PAST 3 P.M. AND RECORDED IN VOL. 13 OF PLATS, PAGE 500
 BY APR 14/05 JRS RECORDS OF ISLAND COUNTY, WASHINGTON.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF MARCH, 2005.

CERTIFICATE NO. 17068
DATE 8/15/05

ALL PERSONS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE AND DEDICATE TO THE USE OF THE PUBLIC FOR THE 60 FOOT WIDE ACCESSORY EASEMENT ON LOT 2 THROUGH 7, LOT 9 THROUGH 13 AND THE 40-60 FOOT EASEMENT ON LOT 1 FOR ROAD AND UTILITY PURPOSES. WE ALSO OBLIGATE OURSELVES TO MAINTAIN AND REPAIR THE ROAD AND UTILITY UPON THE LOTS, TRACTS ETC. SHOWN ON THE PLAT TO SUPPORT THE MAINTENANCE OF SAID ROADS AND ASSOCIATED DRAINAGE FACILITIES. ALSO THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE STORM WATER FACILITIES HAVE BEEN INSTALLED AND WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS ARE GRADED.

PRIVATE WATER AND SEPTIC TRANSPORT LINES LOCATED WITHIN SAID EASEMENT ARE THE RESPONSIBILITY OF THE WATER SERVICE PROVIDER AND INDIVIDUAL LOT OWNERS TO WHICH SAID UTILITIES SERVE. ANY REPAIR, MAINTENANCE, REPLACEMENT OR INSTALLATION OF PRIVATE UTILITIES WITHIN THE PUBLIC EASEMENT REQUIRES PRIOR APPROVAL BY ISLAND COUNTY PUBLIC WORKS DEPARTMENT.

GRANTED HEREIN IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNCIL WHICH MAY BE OCCASIONED TO THE SUBJECT LOTS WITHIN THE SUBDIVISION BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC ROAD.

CULVERTS, CATCH BASINS, CHECK DAMS OR ANY OTHER ASSOCIATED DRAINAGE CONTROLS IS ALLOWED WITHOUT PRIOR AUTHORIZATION OF ISLAND COUNTY PUBLIC WORKS DEPARTMENT.

DATE _____

15

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BILL & JANE GUM ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

10

) S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARGARET & GINA HAYES ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

10

A circular notary seal for Rebecca A. Lange. The outer ring contains the text "REBECCA A. LANGE" at the top and "STATE OF WASHINGTON" at the bottom. The inner ring contains "COMMISSION EXPIRES" at the top and "12-9-2016" at the bottom. In the center, the words "NOTARY PUBLIC" are written vertically, separated by a small graphic of a notary gavel.

A circular seal with the words "FISH AND COUNTY TREASURER" around the perimeter and "BOARD OF HEALTH" in the center. A small fish icon is at the bottom.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD H. & AUS E. WARD ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

1

DATE _____

CERTIFICATE OF TITLE
RECORDED August 22, 2005, IN VOLUME 18, PAGE 300, UNDER
AUDITOR'S 4144877, RECORD'S OF ISLAND COUNTY, WASHINGTON.

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISION AS ESTABLISHED BY
CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS
19TH DAY OF August, 2005.

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH ROW 5877.160(1) AND CHAPTER 11.01
ISLAND COUNTY CODE, THIS 19th DAY OF August, 2005.

Paul K. Boyd
COUNTY ENGINEER

8/19/05
DATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY
CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 22
DAY OF AUGUST, 2005.

ELGER GLEN
SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RANG 3E., W.M.
LONG PLAT NO. PLP 119/03.R33130-094-3790

DAVID R. DOWNING & ASSOC., INC.
PROFESSIONAL LAND SURVEYOR
1000 N. 1st St., Suite 100, St. Paul, MN 55102
(612) 222-1111

MARYSVILLE, WA. 98270	(360) 653-5385
JOB NO. 02-082	DRAWN BY DDD

1 OF 3

A circular notary seal for T.J. McGilvra, a Notary Public in the State of Washington. The seal features the text "T.J. MCGILVRA" at the top, "COMMISSION EXPIRES" on the right, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom, with the date "7-19-2011" indicating the expiration date.

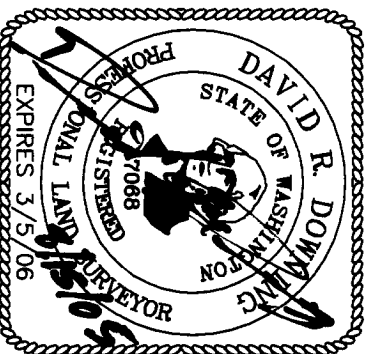
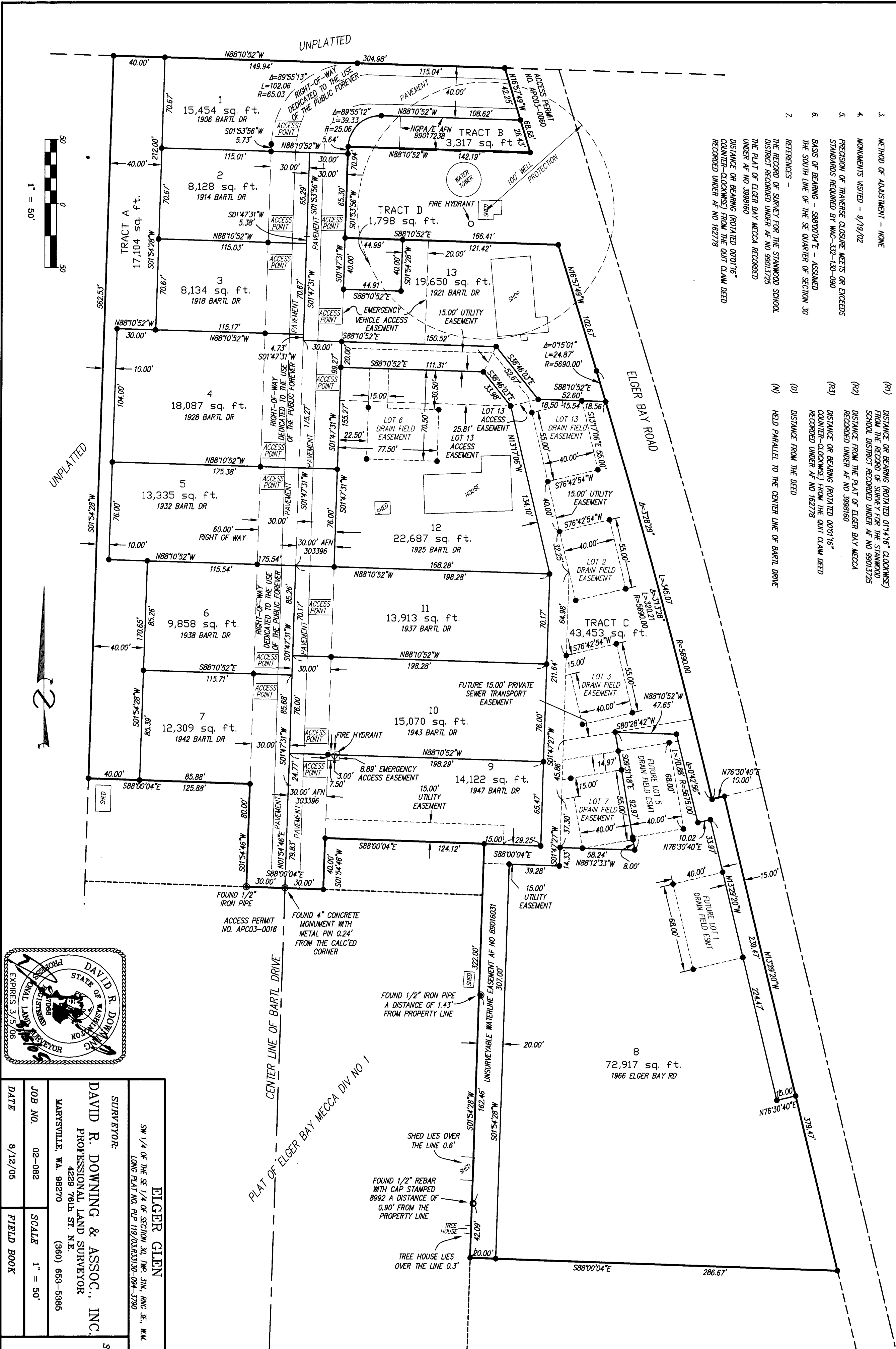
PLAT OF
ELGER GLEN
LONG PLAT NO. PLP 119/03.R33130-094-3790
SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG 3E., W.M.
ISLAND COUNTY, WASHINGTON.

NOTES:

1. INSTRUMENT DATA - UETZ # (5" DIRECT READING)
2. FIELD METHOD USED - TRAVERSE
3. METHOD OF ADJUSTMENT - NONE
4. MONUMENTS VISITED - 9/19/02
5. PRECISION OF TRAVERSE CLOSURE MEETS OR EXCEEDS STANDARDS REQUIRED BY WAC-332-130-090
6. BASIS OF BEARING - S88°10'04"E - ASSUMED THE SOUTH LINE OF THE SE QUARTER OF SECTION 30
7. REFERENCES -
THE RECORD OF SURVEY FOR THE STANWOOD SCHOOL DISTRICT RECORDED UNDER AF NO 99013725
THE PLAT OF ELGER BAY MECCA RECORDED UNDER AF NO 3898160
DISTANCE OR BEARING (ROTATED 00°16' COUNTER-CLOCKWISE) FROM THE QUIT CLAIM DEED RECORDED UNDER AF NO 162778

LEGEND

- SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
- ⊙ MONUMENTS FOUND AS NOTED
- REBAR FOUND AS NOTED
- (M) DISTANCE OR BEARING (ROTATED 01°14'16" COUNTER-CLOCKWISE) FROM THE RECORD OF SURVEY FOR THE STANWOOD SCHOOL DISTRICT RECORDED UNDER AF NO 99013725
- (M2) DISTANCE FROM THE PLAT OF ELGER BAY MECCA RECORDED UNDER AF NO 3898160
- (M3) DISTANCE OR BEARING (ROTATED 00°16' COUNTER-CLOCKWISE) FROM THE QUIT CLAIM DEED RECORDED UNDER AF NO 162778
- (D) DISTANCE FROM THE DEED
- (N) HELD PARALLEL TO THE CENTER LINE OF BARTL DRIVE



ELGER GLEN		
SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG. 3E., W.M.		
LONG PLAT NO. PLP 119/03.R33130-094-3790		
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4228 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		
JOB NO.	02-082	SCALE 1" = 50'
DATE 8/12/05	FIELD BOOK	
		SHEET 2 OF 3

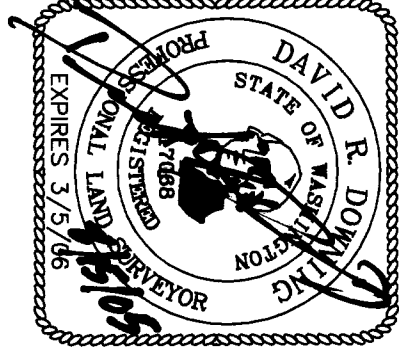
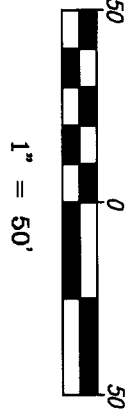
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LONG PLAT NO. PLP 119/03.R33130-094-3790
SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG 3E., W.M.
ISLAND COUNTY, WASHINGTON.

NOTES:

1. INSTRUMENT DATA - UETZ 4 (5" DIRECT READING)
2. FIELD METHOD USED - TRAVERSE
3. METHOD OF ADJUSTMENT - NONE
4. MONUMENTS VISITED - 9/19/02
5. PRECISION OF TRAVERSE CLOSURE MEETS OR EXCEEDS STANDARDS REQUIRED BY WAC-332-130-090
6. BASIS OF BEARING - S8870'04"E - ASSUMED THE SOUTH LINE OF THE SE QUARTER OF SECTION 30
7. REFERENCES -
THE RECORD OF SURVEY FOR THE STANWOOD SCHOOL DISTRICT RECORDED UNDER AF NO 98013725
THE PLAT OF ELGER BAY MECCA RECORDED UNDER AF NO 3898160
DISTANCE OR BEARING (ROTATED 000°16" COUNTER-CLOCKWISE) FROM THE QUIT CLAIM DEED RECORDED UNDER AF NO 162778

LEGEND

- SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
- ⊙ MONUMENTS FOUND AS NOTED
- REBAR FOUND AS NOTED
- (R1) DISTANCE OR BEARING (ROTATED 014°16" CLOCKWISE) FROM THE RECORD OF SURVEY FOR THE STANWOOD SCHOOL DISTRICT RECORDED UNDER AF NO 98013725
- (R2) DISTANCE FROM THE PLAT OF ELGER BAY MECCA RECORDED UNDER AF NO 3898160
- (R3) DISTANCE OR BEARING (ROTATED 000°16" COUNTER-CLOCKWISE) FROM THE QUIT CLAIM DEED RECORDED UNDER AF NO 162778
- (D) DISTANCE FROM THE DEED
- (N) HELD PARALLEL TO THE CENTER LINE OF BARTL DRIVE



ELGER GLEN			SHEET 3 OF 3
SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG 3E., W.M. LONG PLAT NO. PLP 119/03.R33130-094-3790			
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-6385			
JOB NO. 02-082	SCALE 1" = 50'	FIELD BOOK	
DATE 8/12/05			